

176.0

0009

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

902,300 / 902,300

902,300 / 902,300

902,300 / 902,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
61		WILBUR AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	GRIECHO ANGELO J
Owner 2:	
Owner 3:	

Street 1: 61 WILBUR AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: GRIECHO ANGELO J-ETAL -

Owner 2: GRIECHO MARGUERITE F -

Street 1: 61 WILBUR AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 11,863 Sq. Ft. of land mainly classified as Two Family with a Ranch Building built about 1958, having primarily Clapboard Exterior and 2983 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	14	CPA
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11863		Sq. Ft.	Site		0	70.	0.65	6									543,121						543,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		11863.000	359,200		543,100	902,300			119035
							GIS Ref		
							GIS Ref		
							Insp Date		
							07/14/18		

Source: Market Adj Cost Total Value per SQ unit /Card: 302.48 /Parcel: 302.4

Entered Lot Size

Total Land:

Land Unit Type:

!13828!

**USER DEFINED**

Prior Id # 1: 119035

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION****TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRIECHO ANGELO J	73613-166	1	11/8/2019	Convenience		1	No	No	
	13672-76		4/1/1979		40,000	No	No	A	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/28/2018	1795	Insulate	4,100	C					7/14/2018	Inspected	PH	Patrick H
8/25/2010	1037	Redo Kit	10,000						6/15/2018	MEAS&NOTICE	BS	Barbara S
8/30/1999	569	Addition	3,500					12X17 WDK	10/28/2008	Meas/Inspect	163	PATRIOT
7/14/1999	419	Manual	6,000					REROOF	12/22/1999	Missed Appt.	276	PATRIOT
									1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 19 - Ranch				Full Bath: 1	Rating: Average			BMT APT.									
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 2	Total: 2			3/4 Bath: 1	Rating: Average												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 2 - Clapboard				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good												
Color: WHITE				A Kits: 1	Rating: Average												
View / Desir:				Fpl: 2	Rating: Good												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C - Average				<b>CONDOS INFORMATION</b>													
Year Blt: 1958	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G12		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:		%	Interior:	2	5	3							
Sec Int Wall:		%		Economic:		%	Additions: 1999										
Partition: T - Typical				Special:		%	Kitchen:										
Prim Floors: 4 - Carpet				Override:		%	Baths:										
Sec Floors: 3 - Hardwood	25%			Total:	18.6	%	Plumbing:										
Bsmnt Flr: 4 - Carpet				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>TOTALS</b>					
Subfloor:				Basic \$ / SQ:	95.00		Rate	Parcel ID	Typ	Date	Sale Price	2	10	6			
Bsmnt Gar:				Size Adj.: 1.31878972													
Electric: 3 - Typical				Const Adj.: 0.99247509													
Insulation: 2 - Typical				Adj \$ / SQ: 124.342													
Int vs Ext: S				Other Features: 120000													
Heat Fuel: 3 - Electric				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 2				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 441311													
% Com Wall		% Sprinkled:		Depreciation: 82084													
				Depreciated Total: 359227													
<b>MOBILE HOME</b>				Make:			WtAv\$/SQ:	AvRate:	Ind.Val								
<b>SPEC FEATURES/YARD ITEMS</b>				Model:													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			

RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units: 2

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMS: 10 BRs: 6 Baths: 1 HB

20 30 38 19 8 15

FFL BMT (1570)

WDK (256)

GAR (722)

EFP (42)

12 4 14 8 15

10 22 4

20 7 15 8

Sub Area

Sub Area Detail

Code Description Area - SQ Rate - AV Undepr Value Sub Area % Usbl Descrip % Type Qu # Ten

BMT Basement 1,570 68,360 107,321 BMT 100 FLA 90 G

FFL First Floor 1,570 124,340 195,217

GAR Garage 722 18,320 13,230

WDK Deck 256 9,830 2,517

EFP Enclos Porch 42 72,050 3,026

Net Sketched Area: 4,160 Total: 321,311

Size Ad 1570 Gross Are 4160 FinArea 2983

IMAGE

AssessPro Patriot Properties, Inc